

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - S/S Baltimore National Pike, 550' W of the c/l of Winters Lane (6023 Baltimore National Pike) 1st Election District  
1st Councilmanic District  
Shell Oil Company  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-370-SPHA

ORDER OF DISMISSAL

WHEREAS, Petitioners requested a special hearing to approve an amended site plan for the subject property reflecting a change from a full service station to a gas and go, and variances to permit a lot size of 13,950 sq.ft. in lieu of the required 15,000 sq.ft., in accordance with the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, a hearing was scheduled for March 15, 1989 at which time Counsel for Petitioners requested a continuation;

WHEREAS, by letter dated March 27, 1989, Counsel for Petitioners requested the hearing not be rescheduled pending a determination as to whether or not Petitioners would file an amended Petition;

WHEREAS, pursuant to the receipt of a written request for withdrawal from Counsel for Petitioners dated August 14, 1989;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of August, 1989 that the Petitions for Special Hearing and Zoning Variance in the above-referenced matter be and the same

are hereby DISMISSED without prejudice.

AMN:bjs

cc: J. Neil Lanzi, Esquire  
Seiland and Jednorski  
25 West Chesapeake Avenue, Suite 204, Towson, Md. 21204  
John C. Johnson, Jr.  
Shell Oil Corporation, 1406 Ranstead Court, Bel Air, Md. 21014  
M. Marvin Taylor  
Eastern Petroleum Company, P.O. Box 359, Glen Burnie, Md. 21061  
People's Counsel  
File

ORDER RECEIVED FOR FILING  
Date 8/14/89  
By [Signature]

- 2 -

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-370-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended site plan reflecting a change from a full service station to a gas and go.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of August, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1989, at 2 o'clock P.M.

J. Robert Hines  
Zoning Commissioner of Baltimore County

E.C.O.-No.1

(over)

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
25 West Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-3233  
J. Robert Hines  
Zoning Commissioner

July 12, 1989

Mr. Neil Lanzi  
Seiland and Jednorski, P.A.  
25 West Chesapeake Avenue  
Post Office Box 5404  
Towson, Maryland 21204

RE: Proposal to dismiss Zoning Case No. 89-370-SPHA S/S Baltimore National Pike 550' West of C/L of Winters Ln. 1st Election District

Dear Mr. Lanzi:

This letter references your correspondence received by this office on July 3, 1989 and a subsequent phone conversation on July 5, 1989 concerning a proposed request for dismissal of Zoning Case No. 89-370-SPHA.

The stated intention is to avoid any food service use on site, continuing "the sale of gasoline, oil and related products while maintaining one mechanic on duty for light repairs, oil changes, and tire service" in order "to maintain the full service automotive service station" use as granted in Zoning Case No. 2433.

Compliance with the above stated intentions would be considered the continuance of a permitted use by this office and the Variance and Special Hearing requested in Zoning Case No. 89-370-SPHA would be unnecessary and upon a request for dismissal being received by this office, the case may be dismissed.

Should you require further assistance, please do not hesitate to contact me at 887-3391.

Very truly yours,

James E. Dyer  
James E. Dyer  
Zoning Supervisor

J.L.H.  
JOHN L. LEWIS  
Planning & Zoning Associate III

JLL/cer

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-370-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 405.4 A1 to permit a lot size of 13,950 sq. ft. in lieu of the required 15,000 sq. ft.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of August, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1989, at 2 o'clock P.M.

J. Robert Hines  
Zoning Commissioner of Baltimore County

(over)

SEILAND AND JEDNORSKI, P. A.  
ATTORNEYS AT LAW  
SUITE 204  
25 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3200

JOHN O. SEILAND  
OF COUNSEL

CHARLES A. JEDNORSKI  
DONALD M. BARRICK  
J. MICHAEL RECHER  
J. NEIL LANZI  
DANIEL J. BARTOLINI

August 14, 1989

RECEIVED  
AUG 15 1989  
ZONING OFFICE

James Dyer  
Zoning Supervisor  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing and Zoning Variance Case No. 89-370-SPHA Subject Property: 6023 Baltimore National Pike Petitioner: Shell Oil Co.

Dear Mr. Dyer:

I acknowledge receipt of your letter, dated July 12, 1989 concerning this case. My clients intend to comply with the intentions described in the aforementioned letter and accordingly request that the Petitions for Variance and Special Hearing be dismissed.

Thank you very much for your cooperation in this matter.

Very truly yours,

J. Neil Lanzi  
J. Neil Lanzi

JNL:sb

Paul Lee P.E.  
Paul Lee Engineering Inc.  
301 W. Pennsylvania Ave.  
Towson, Maryland 21204  
(301) 821-5844

DESCRIPTION

6023 Baltimore National Pike

FIRST ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the south side of Baltimore National Pike (U.S. Route 40), said point being located westerly 550 feet ± from the center of Winters Lane; thence leaving said south side of Baltimore National Pike and binding along the west side of Gaither Avenue (unimproved)

(1) S 17°51'30" West 130.98 feet, thence

(2) N 72°08'30" West 106.00 feet, thence

(3) N 16°58'30" East 20.00 feet, thence

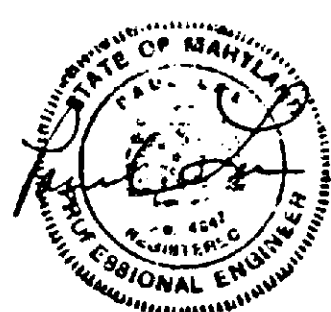
(4) N 73°54'30" West 106.31 feet, thence

(5) N 16°05'30" West 1.92 feet to the south side of

Baltimore National Pike; thence binding along the south side of Baltimore National Pike

(6) N 60°01'00" East 240.45 feet to the point of beginning.

Containing 0.32 acre of land, more or less.



Engineers - Surveyors - Site Planners 6/30/88



SEILAND AND JEDNORSKI, P. A.  
ATTORNEYS AT LAW  
SUITE 204  
25 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 321-8200

CHARLES A. JEDNORSKI  
DONALD M. BARRICK  
J. MICHAEL RECHER  
J. NEIL LANZI  
DANIEL J. BARTOLINI

JOHN O. SEILAND  
OF COUNSEL

June 29, 1989

Office of Planning and Zoning  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

ATTN: John Lewis

Re: Petition for Special Hearing and Zoning Variance  
Case No. 89-370-SPHA  
Subject Property: 6023 Baltimore National Pike  
Petitioner: Shell Oil Company

Dear Mr. Lewis:

This law firm represents Shell Oil, the Petitioner in the above captioned case. Per your suggestion, I am writing to the Zoning Office to obtain a written opinion concerning this shell location. This case was scheduled for a hearing on March 15, 1989 before the Zoning Commissioner of Baltimore County. At issue were the following:

1. A special hearing to amend the site plan to allow the conversion of a full service station to a gas and go operation;

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 033143

DATE 7-12-89 ACCOUNT R-41-615-CCN

AMOUNT \$ 35.00

RECEIVED FROM SEILAND & JEDNORSKI (NEIL LANZI)

FOR ZONING OFFICE (JULIAN)

CS 45 83 320-SPHA (SHELL OIL CO.)

B 0012\*\*\*\*\*3500000000

7-3-89

ZONING OFFICE

of the Baltimore  
area of 13,950 sq. ft.  
station is located  
oil and related  
one mechanic on duty  
ice. The  
whether the  
in this location as a

RECEIVED  
PAYMENT  
7-3-89  
ZONING OFFICE

Office of Planning and Zoning  
June 29, 1989  
Page -2-

Finally, if the operation plans as discussed above do fulfill the requirements of the Baltimore County Zoning Regulations, my clients request that the Petitions for Special Hearing and Zoning Variance in Case No. 89-370-SPHA be dismissed.

I am enclosing our firm's check in the amount of Thirty Five Dollars (\$35.00) for the Zoning Opinion. I look forward to receiving a response from you in the near future.

Very truly yours,

J. Neil Lanzi

JNL:sb  
cc: Todd Suhre, Shell Oil Company

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

June 22, 1989

J. Neil Lanzi, Esq.  
Seiland and Jednorski, P.A.  
25 West Chesapeake Avenue  
Towson, Maryland 21204

Re: 89-370-SPHA  
6023 Baltimore National Pike  
Shell Oil Company

Dear Mr. Lanzi:

As it was March 27, 1989 when we last heard from you regarding this case, please advise as to the status of this matter. Your last correspondence indicated your clients wish to make a determination as to whether or not to file an amended petition.

We would appreciate your written reply on or before July 3, 1989.

Thank you for your cooperation.

Very truly yours,

Dennis F. Rasmussen  
County Executive

SEILAND AND JEDNORSKI, P. A.  
ATTORNEYS AT LAW  
SUITE 204  
25 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 321-8200

CHARLES A. JEDNORSKI  
DONALD M. BARRICK  
J. MICHAEL RECHER  
J. NEIL LANZI  
DANIEL J. BARTOLINI

JOHN O. SEILAND  
OF COUNSEL

March 27, 1989

Office of Planning and Zoning  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Attn: Ms. Stephens

Re: Petition for Special Hearing and Zoning Variance  
Case No. 89-370-SPHA  
Subject Property: 6023 Baltimore National Pike  
Petitioner: Shell Oil Company

Dear Ms. Stephens:

The above captioned case had been postponed from a previous hearing date of March 15, 1989. My clients are presently determining whether to file an Amended Petition and request that you not reschedule the hearing at this time.

I will notify you promptly upon my clients reaching a decision. I expect their decision to be in approximately ten (10) days from the date of this letter.

I thank you for your kind attention to this matter.

Very truly yours,

J. Neil Lanzi

JNL:sb

RECEIVED  
MAR 29 1989  
ZONING OFFICE

SEILAND AND JEDNORSKI, P. A.  
ATTORNEYS AT LAW  
SUITE 204  
25 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 321-8200

CHARLES A. JEDNORSKI  
DONALD M. BARRICK  
J. MICHAEL RECHER  
J. NEIL LANZI  
DANIEL J. BARTOLINI

JOHN O. SEILAND  
OF COUNSEL

March 17, 1989

Office of Planning and Zoning  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing and Zoning Variance  
Case No. 89-370-SPHA  
Subject Property: 6023 Baltimore National Pike  
Petitioner: Shell Oil Company

Dear Sir/Madame:

Enclosed for filing please find an Entry of my appearance in the above captioned case. This case had been scheduled for Wednesday, March 15, 1989 at 2:00 p.m. and was postponed. Would you kindly forward any correspondence and the new hearing date to my attention at the address listed on this letter.

Thank you very much for your cooperation.

Very truly yours,

J. Neil Lanzi

JNL:sb

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
S/S Baltimore National Pike, 550'W  
C/1 Winters Lane  
6023 Baltimore National Pike,  
1st Election District  
1st Councilmanic Dist.  
Shell Oil Company, Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-370-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of J. Neil Lanzi and Seiland and Jednorski, P.A. on behalf of Shell Oil Company, Petitioner in the above captioned matter.

J. Neil Lanzi  
Seiland and Jednorski, P.A.  
25 W. Chesapeake Avenue  
Suite 204  
Towson, Maryland 21204  
321-8200

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

89-370-SPHA

District 1st Date of Posting 2-22-89

Posted for: Special Hearing and Variance

Petitioner: Shell Oil Company

Location of property: S/S Baltimore National Pike, 550'W of C/1 Winters Lane, 6023 Baltimore National Pike, 1st Election District

Location of Sign: 6023 Baltimore National Pike

Remarks: 19-20-21

Posted by: J. Neil Lanzi Date of return: 3-3-89

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 23, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 23, 1989.

THE JEFFERSONIAN,

S. Zake Olson  
Publisher

PO 09823  
reg M25285  
price \$41.37

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed petition for special hearing and zoning variance in Case No. 89-370-SPHA, S/S Baltimore National Pike, 550' W of Winters Lane, 6023 Baltimore National Pike, 1st Election District, 1st Councilmanic District, Shell Oil Company, Petitioner, on Wednesday, Mar. 15, 1989 at 2:00 p.m. In the event that the Petitioner is granted a building permit may be issued within the 120 day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the appeal period for good cause shown. Such request must be in writing, and received in the office by the date of the hearing and shown or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

2088 Feb. 23

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed petition for special hearing and zoning variance in Case No. 89-370-SPHA, S/S Baltimore National Pike, 550' W of Winters Lane, 6023 Baltimore National Pike, 1st Election District, 1st Councilmanic District, Shell Oil Company, Petitioner, on Wednesday, Mar. 15, 1989 at 2:00 p.m. In the event that the Petitioner is granted a building permit may be issued within the 120 day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the appeal period for good cause shown. Such request must be in writing, and received in the office by the date of the hearing and shown or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

3003 Mar. 2

Office of  
PATUXENT  
PUBLISHING COMPANY  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the following:  
☒ Catonsville Times  
☐ Arbutus Times  
☐ Reporter Weekly  
☐ Booster Weekly  
☐ Owings Mills Flier  
☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland once a week for successive weeks before the day of 19, that is to say, the same was inserted in the issues of

March 2, 1989

PATUXENT PUBLISHING COMPANY  
S. Zake Olson

PO 09823  
reg M25285  
price \$41.37



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

Date: 3/16/89

Shell Oil Company  
Two Penn's Plaza  
New Castle, Delaware 19720

ATTN: EARL J. HALE

Re: Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 89-370-SPHA  
S/S Baltimore National Pike, 550' W c/l Winters Lane  
6023 Baltimore National Pike  
1st Election District - 1st Councilmanic  
Petitioner(s): Shell Oil Company  
HEARING SCHEDULED: WEDNESDAY, MARCH 15, 1989 at 2:00 p.m.

Gentlemen:

Please be advised that \$100.89 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 087517

DATE 3/22/89 ACCOUNT R-01-615-000

AMOUNT \$ 100.89

RECEIVED FROM Shell Oil

FOR PIA 3/15/89 89-370-SPHA

VALIDATION OR SIGNATURE OF CASHIER

FILE

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

February 15, 1989

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

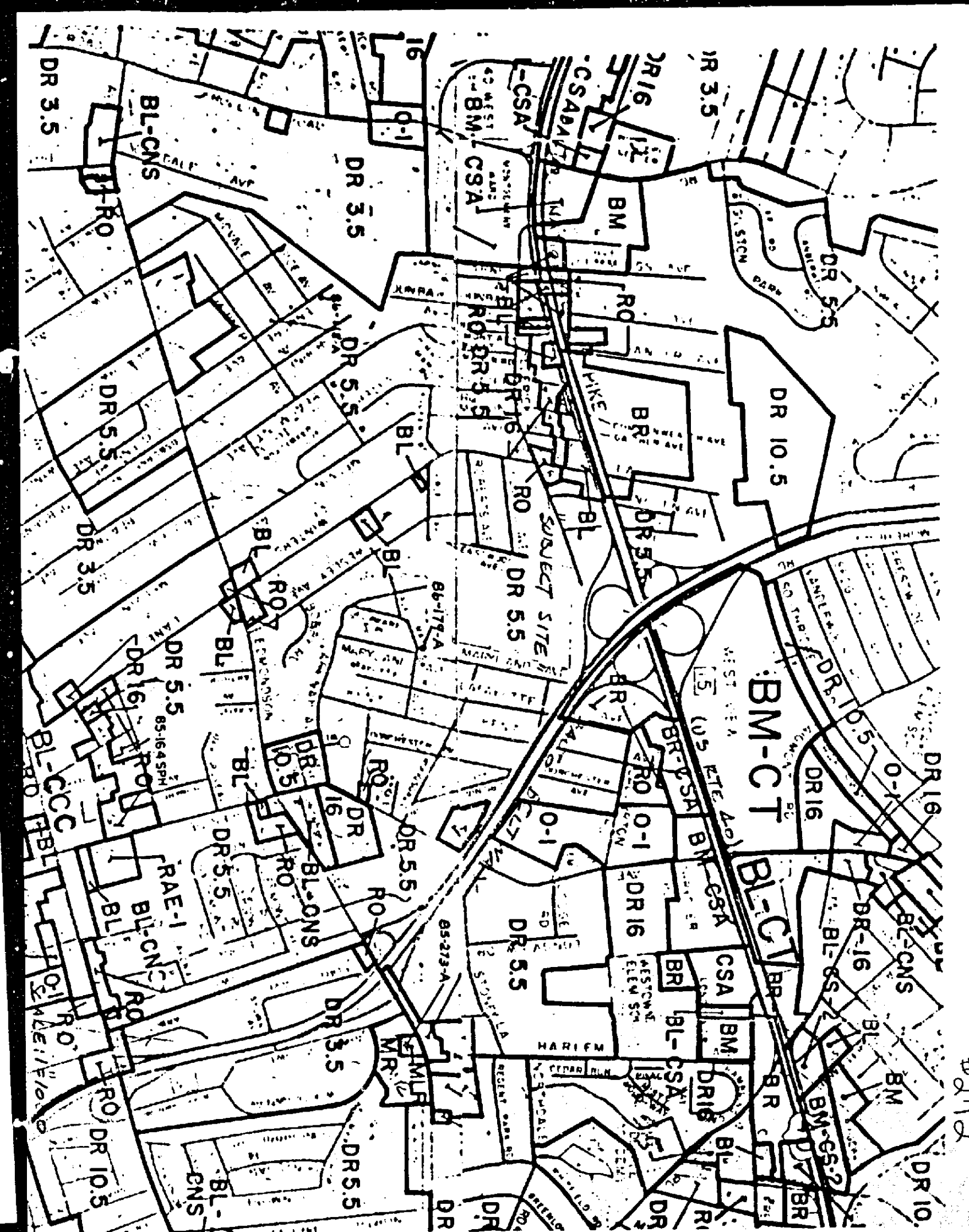
Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 89-370-SPHA  
S/S Baltimore National Pike, 550' W c/l Winters Lane  
6023 Baltimore National Pike  
1st Election District - 1st Councilmanic  
Petitioner(s): Shell Oil Company  
HEARING SCHEDULED: WEDNESDAY, MARCH 15, 1989 at 2:00 p.m.

Special Hearing: An amended site plan reflecting a change from a full service station to a gas and go.  
Variance to permit a lot size of 13,950 in lieu of the required 15000 sq. ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cst Shell Oil Company/Earl J. Hale  
M. Marvin Taylor, Jr.  
File



### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

To: J. Robert Haines  
Zoning Commissioner  
Date: March 14, 1989  
From: Pat Keller, Deputy Director  
Office of Planning and Zoning  
Subject: Zoning Petition No. 89-370-SPHA  
Shell Oil Company

The Office of Planning and Zoning has no objection to the above project, however, if approved the following conditions shall be applied:

- \* A landscape plan shall be reviewed and approved by the County Landscape Planner. Any planting within the right-of-way shall be maintained by the petitioner.
- \* Compressed air and water service shall be provided by the petitioner at the site.

PK/sf

89-370-SPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 18th day of January, 1989.

Petitioner: EARL J. HALE  
Petitioner's Attorney:

J. Robert Haines  
Zoning Commissioner  
Received by: JAMES E. DYER  
Chairman, Zoning Plans  
Advisory Committee

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 13, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc:

Mr. Earl J. Hale  
Shell Oil Company  
Two Penn's Plaza  
Two Penn's Way, Suite 410  
New Castle, DE 19720

RE: Item No. 272, Case No. 89-370-SPHA  
Petitioner: Earl J. Hale  
Petition for Special Hearing and Zoning Variance

Dear Mr. Hale:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer, Jr.  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures



Maryland Department of Transportation  
State Highway Administration

Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

February 3, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County  
Shell Oil Company  
Zoning Meeting of 1-17-89  
S/S Baltimore National  
Pike (MD 40-W) 550' West  
of Winters Lane  
(Item #272)

Dear Mr. Haines:

After reviewing the amended site plan, reflecting a change from a full service station to a gas and go, we find the plan must be revised to eliminate the existing 35' entrance, in the center of the property, as it is not needed for adequate access to this site.

This revision is shown on the attached plan.

It is requested this revision be made prior to a hearing date being set.

If you have any questions, please contact Larry Brocato of this office at 333-1350.

Very truly yours,

Gregory J. Mills, Jr., Chief  
Bureau of Engineering  
Access Permits

LB:maw

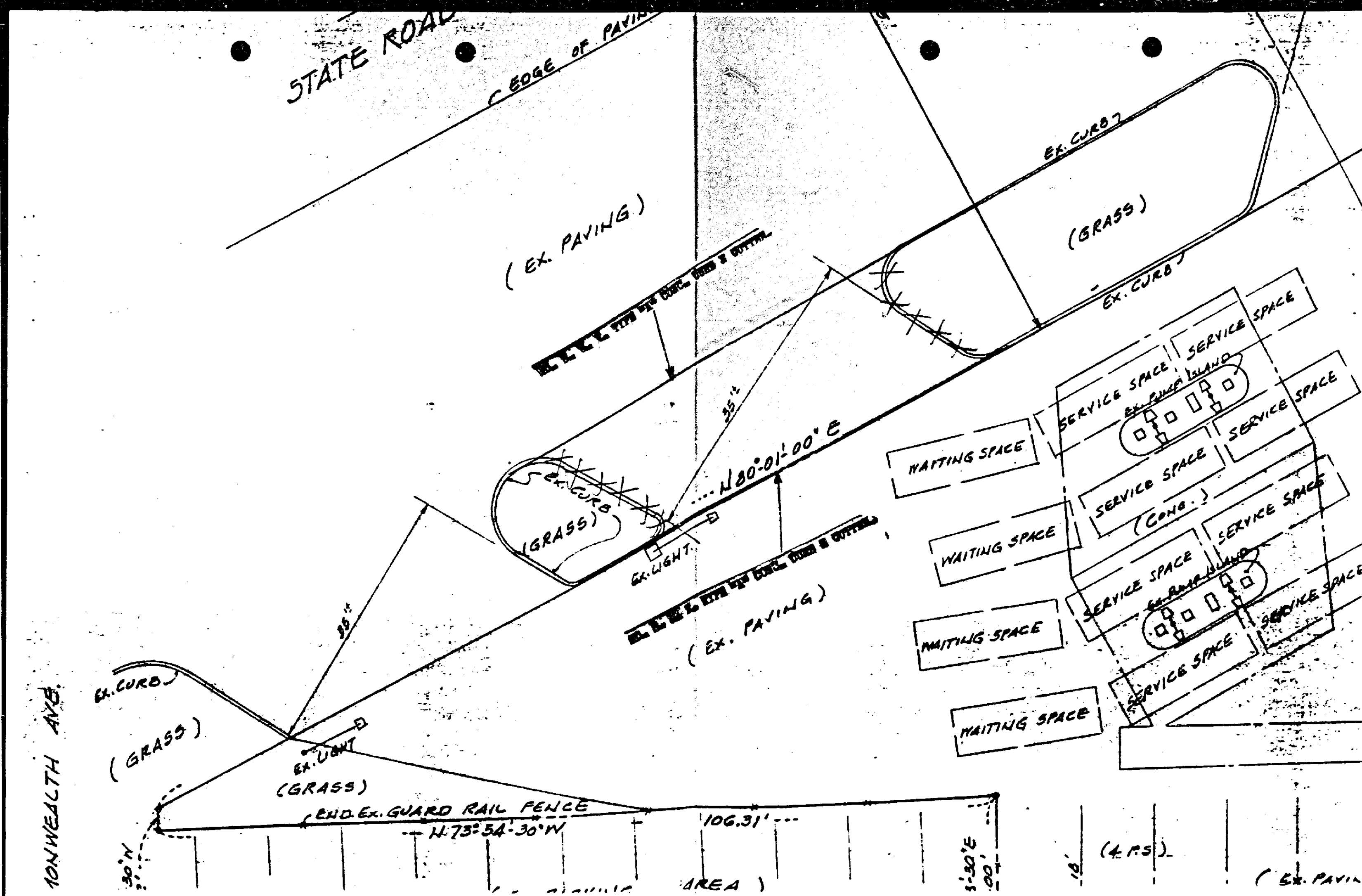
cc: Paul Lee Engineering, Inc. (w-attachment)  
Mr. J. Ogle (w-attachment)

RECEIVED  
FEB 9 1989  
ZONING OFFICE

333-1350

My telephone number is (301) 333-1350.

Teletypewriter for Impaired Hearing or Speech  
383-7555 Metro - 565-0451 O.C. Metro - 1-800-492-5882 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717





BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

1/12/89  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 272 Zoning Advisory Committee Meeting of January 17, 1989

Property Owner: Shell Oil Company

Location: S/S of Baltimore Nat'l. Pike District: 1

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- (x) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted.
  - ( ) The results are valid until \_\_\_\_\_
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - ( ) shall be valid until \_\_\_\_\_
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- ( ) Others \_\_\_\_\_

BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

January 12, 1989

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204



Re: Property Owner: Shell Oil Co.

Location: S/S Balto., Nat'l. Pike 550' W. of c/l of Winters La.

Item No.: 272

Zoning Agenda: Meeting of 1/17/89

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- \* (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1990 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]  
Planning Group

NOTED &  
APPROVED:

Fire Prevention Bureau

CRG 11: All self-service stations shall have one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe, and control the dispensing of Class I liquids while actually being dispensed. NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 24, 1989

FROM: Robert W. Bowling, P.E.

RE: Meeting of January 17, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting. We have no comments for Items 272, and 276.

For Item 273, Frederick Wayne Winkler property, the required minimum parking space length is 16 1/2 feet with overhang space available.

[Signature]  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Encls.

